

81 Bay Shore Avenue, Clifton Springs, Vic 3222



House For Sale

Thursday, 11 April 2024

81 Bay Shore Avenue, Clifton Springs, Vic 3222

Bedrooms: 4

Bathrooms: 3

Parkings: 2

Area: 683 m2

Type: House



Daniel Lamanna
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Sam Lawrence
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\$1,150,000 - \$1,250,000

Perched atop Bay Shore Avenue's prestigious hill, this residence boasts panoramic views of Geelong's skyline, Corio Bay, Port Phillip Bay, the You Yangs, and Clifton Springs golf course. The main level upstairs features an open-plan layout, seamlessly connecting the lounge, dining, and updated kitchen to a spacious north-facing balcony with epic views across the region. Offering three bedrooms, including a master suite with ensuite, alongside a children's rumpus room and a modern kitchen with stainless steel appliances. Downstairs provides flexibility with a bedroom and a large rumpus room with shower, toilet and laundry, being ideal as a communal family space or extended multigenerational living. The spacious double garage has both drive-through access into the back yard along with direct entry into the front foyer. The property has been converted into an all-electric home by its owners; a 28-panel solar system with dual 5kw battery setup ensuring low electricity bills throughout the year, reverse cycle electric ducted and zoned air conditioning system running throughout the upper level of the home with split system heating and cooling downstairs alongside a heat pump hot water service. Situated on a 683sqm block near Clifton Springs Golf Club and waterfront amenities, this home offers a rare opportunity for premium Bellarine Peninsula living. With ample space for indoor and outdoor entertaining, as well as multiple living areas for relaxation and privacy, this residence caters to modern lifestyles. Enjoy the convenience of nearby walking trails, marina facilities, and the tranquil ambiance of 'The Dell' waterfront. Whether watching the sunrise from the balcony or unwinding in the rumpus room, this home provides a serene retreat amidst stunning natural surroundings. Disclaimer: "Information contained on any marketing material, website or other portal should not be relied upon. You should make your own enquiries and seek your own independent advice with respect to any property advertised or the information about the property."